

Affordable Housing Coalition

Tuesday, October 20, 2012
10:00 AM to 12:00 PM

MEETING MINUTES

Members Present: See October sign in sheet

1. Introductions/Announcements: Meeting called to order at 10:00

Announcements:

- Martin announced the Energy Expo, which will take place on October 24th, from 11-7 at the Salvation Army.
- Jeff announced the SBA on-line deadline was extended to October 29th.
- Jeff announced One Roof housing spaghetti dinner & silent auction benefit/fund-raiser on November 29th at Holy Family church.

Pam announced The Connect Dots event for November 28th. From 3-4 for McAuther school.

St, Paul Crown A Plaza Hotel on February 12, 14, 2003. Announcement is for Duluth Days. Cost up to \$750.00 .

2. Approval of October Agenda and move approval of September & October Minutes to November meeting. Jeff made motion to approve, Rick seconded the motion, motion passed.

3. Treasurer's Report – Carol reported a balance of \$1,235.46. Dan M. made motion to approve, Pam seconded the motion, motion passed.

4. City/County Discussion Items: Housing Development Presentations

- **Cozy Apts.** – By Mike Conlin - for Erick Rings worth. Turning it into a affordable housing. First built in 1887 - 135 years ago. Had 50 units and 2 baths. Now to be a revival project for Pastoret Terrace. Approximately complete 34 units with bathrooms. Going for Historic structure. Preserve the building. Have an artist shop in there. First remove the bar. Take back to 1887. Gut internal inside. Completely redo west side where ballroom is. Have a urban garden, secure entry. Was 6 town homes. Terrace garden will have 2 exits with stairs. May have a clinic, maybe decks, garden, will serve the homeless with greatness need DW Jones, Skip Pegino. Doing a market study. As for parking, no parking on site. Unit size – 330 sq. ft. – large 640 – average 350 – 400ft. for efficiency units. A couple 1 bedrooms maybe 2 bedroom. Security coverage like cameras, no site staff, have a kitchen gallery but will be fully equipped. Historic, and low income tax credit. Maybe bonds available for funding. Had 3 fires in the building . Must start work on it now or it won't be saved due to weather elements. Property manager is DW Jones. 30% population for the homeless.

- **Lincoln Park School** – By George Sherman. Built in 1889. Community Action will move in 4/13/ Will have Boys & Girls club. Target families 75 families. Have 50 units with parking. They own the building. Three ways needed to financing. Low income tax credit finance T.J.F. support mortgage. Ten to twelve months to build. Cost about 5 to 7 million. Cost about 175000 a unit. Have small units for homeless about 4-7. No historic credit money, been built on to much over the years. On site management service. Will have application fee of \$35.00, run back ground check. Will have a property manager. 4% tax credit – 1-9 million. Neighborhood are ok with it, proper zoning not a senior friendly zone, will be for families, early childhood. Will have a 2000 sq. ft. kitchen for use. Have elevators. Two in commercial and housing. Clear break between 33- 2 –bedrooms, 75% larger, 33 – 3 bedrooms, and 4 – 1 Bedrooms. Homeless service provided for points. Maybe 4 bedrooms sometimes, 2 people for a bedroom. 1st floor level, have 2 more levels.
- **Gateway Apartments** –Rick Ball – From HR prevented foreclosure. Has 236 project for elderly requirement. Will expire 4-14. Cost of 6 to 9 million for rehab. 154 units now for low income elderly. Have 1 bedroom and efficiency units. Could have many 2 bedrooms & condos. Would be condos for low income tax credits. Maybe owner and rentals .Buyer's for condos working with 1 roof. Tax credit probably wouldn't be for condos . It is a tired old building. Affordable not public housing ability. Depending on resources and combining 2 projects. Together putting 30 senior and 8 in there. Condos maybe free market rent increase in in future for guard units for military now moving here. Nearly full right now.
- **Harbor Heights** – 105 units home owners, single, duplex & condo's lease – At 15yrs. there are able to purchase in future. Have Application fee \$25 to \$35 fees. Should share with client to let them know what their looking for so they won't waste fee. You are allowed 140% increase to stay there.
- **Seaway Update** –_Meeting every other week. Roof is complete, internal worked on, main rood fixed. Electrical now going. Need trying for management. Need seating in there like Chum or HDC. Need to provide space for Dan or Deb to come on board to help tenants.
- **Project Homeless Count** –_124 served & 269 on Iron Range. Up to a year to go out state, county & state.
- **Hearth Act** –_co define care. Enough communities , No FA released on 1-13 for funds. HUD – Targeting for homeless in need.////
- Transitional housing projects will be administering surveys on site for their residents/consumers on that day. Laura provided AHC members with a sample copy of the Wilder Survey front page, tips from Wilder for surveying, and a Wilder HIPPA DVD training site handout. All agencies are encouraged to participate in this survey.

5. **Heading Home St. Louis County Leadership Council update** – Advisory committee members continue to meet monthly. Emergency Solutions Grant allocations have been approved.

Final recommendation will go to the Duluth City Council & St. Louis county board of commissioners.

6. Seaway Hotel update: A brief update was given to AHC members regarding the status of the Seaway Hotel. In the last few weeks, damages to the roof have been repaired. GMHF and MHFA have offered low interest loans with requirements for compliance and records. A communication committee has been established to assure repairs are made. Also, there has been organization of a tenant association by Seaway residents through CHUM. Further updates will be made as they are available.

7. AHC Agency Presentations – All presenters cancelled & will have to re-schedule for November. Agency presentations needing to re-schedule include: Center City Housing, Duluth Public Schools & Life House.

8. Committee Meeting Summaries for October

- **Homeless Response Committee:** This committee is currently researching locations for the Coordinated Access points in the Duluth community. Locations will be researched for the November 1st meeting (St. Louis County PHHS, CHUM & Damiano) Due to the amount of work that this group has to do in order to comply with the CoC & ESG regulations, they will meet 2 times per month. Next 2 meetings will take place at One Roof housing on the following dates: November 1st, from 10:30-12 & November 20th, from 8:30-10:00.
- **Advocacy Committee:** An affordable housing platform is being developed for the upcoming legislative session. This tool will be distributed at the December AHC meeting. State tax credit comment period has been extended to October 31st ~ committee has responded.

9. August Committee Meetings

- The At Home Housing committee will meet on November 20, from 8:30-10:00 at One Roof
- The Advocacy committee will meet on December 18th, from 9:00-10:00 at One Roof
- The Housing Response Committee will meet 2 times each month. The next 2 meetings will take place at One Roof Housing on the following dates: November 1 (10:30-12), November 20 (8:30-10)

Jeff made motion to adjourn, Dan seconded the motion. Meeting was adjourned at 11:30.

The next AHC meeting will be held on Tuesday, November 20th, @ 10:00 am Central Hillside Community Center. The AHC agendas & minutes can be reviewed at the City of Duluth website: <http://www.duluthmn.gov/community>.